

Envision HdG

City of Havre de Grace Comprehensive Plan

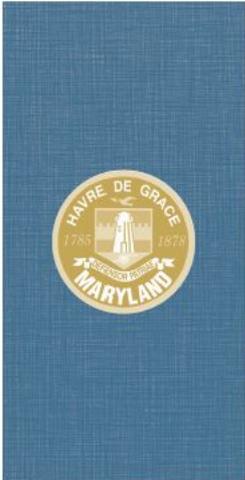


Work Session 2:

Preamble and Land Use Plan

Preamble

- ❑ Sets the stage for the Comprehensive Plan
- ❑ A Guide for Smart Growth
- ❑ Includes State's 12 Planning Visions
- ❑ Broadly defines our relationship to the region and how to use the plan



PURPOSE OF THIS PLAN: A PREAMBLE

Welcome

to Envision HdG, the City of Havre de Grace's Comprehensive Plan! Havre de Grace is a vibrant waterfront community with a substantial National Register Historic District, beautiful new communities, connections to State and regional parks, and an excellent business base. This Comprehensive Plan is a document that intends to define a vision for the City's growth and reinvestment over the next ten years. The vision needs to be broad-reaching but achievable, setting the stage for policy decisions and law which governs the way the City will look in the future for years to come. It also needs to be founded in fiscal responsibility, working for the benefit of current and future citizens and business stakeholders. Thank you for taking your time to understand our plan for the City of Havre de Grace. It is our sincere hope that you will share in our vision.

[Welcome to Envision Havre de Grace!](#)

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A GUIDE FOR SMART GROWTH

Havre de Grace is an excellent example of smart growth. Initiatives at the State level, the City's proximity to major employers and transportation networks, its waterfront and small-town charm, and fascinating diversity of businesses and citizens all converge to make Havre de Grace interesting and unique within the region. This Comprehensive Plan is developed with these characteristics in mind. Though the plan is a policy guide for land use decisions, it embraces the physical attributes of the City and keeps the human relationship to the built environment at the heart of its purpose.

This Comprehensive Plan is designed to be a guide for the physical development of the City. It was prepared with the intent of educating the public about planning decisions and serves as a document to assist the Mayor, City Council, and staff members as they consider important funding and budgetary priorities. In addition, the Plan serves as recognition of the City's alignment with Maryland's long-standing and admired smart growth initiatives as a cornerstone of intelligent planning and local land use policy.

The purpose of the Comprehensive Plan is to encourage development of a safe, healthy, and distinctive living environment—one that serves the existing community, entices visitors, and stimulates economic development. Also crucial is the desire to retain the small-town aspects of Havre de Grace which so many people cite as being critically important. Historic areas preservation and enhancement remain as a primary planning objective, however, the entire community must be considered in respect to planning and development decisions and programs. Residential neighborhoods, commercial revitalization, and industrial areas must be approached with the same care and thought when policies are planned and implemented.

The City of Havre de Grace Department of Planning, with the guidance of the Havre de Grace Planning Commission, engaged in a review of its 2004 Comprehensive Plan immediately following its adoption of significant amendments in 2010. Those amendments – the Municipal Growth Element and Water Resources chapter – were required by State legislative action in 2006 and provided an increased level of technical analysis for guiding planning decisions. The findings and recommendations included in this planning document serve as the basis for developing subdivision and zoning regulations and, ultimately, a capital improvements program which guides expenditures for necessary public improvements. This Comprehensive Plan is intended to be a reference for community leaders and citizens who are striving to make Havre de Grace a better place in which to live, work, and enjoy an excellent quality of life.

12 Planning Visions

- 1 Quality of life and sustainability:** a high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment;
- 2 Public participation:** citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals;
- 3 Growth areas:** growth is concentrated in existing population and business centers, growth area adjacent to these centers, or strategically selected new centers;
- 4 Community design:** compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources;
- 5 Infrastructure:** growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner;
- 6 Transportation:** a well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population centers;
- 7 Housing:** a range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes;
- 8 Economic development:** economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities are encouraged;
- 9 Environmental protection:** land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources;
- 10 Resource conservation:** waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved;
- 11 Stewardship:** government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection; and
- 12 Implementation:** strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State, and interstate levels to achieve these visions.



City's Relationship to the Region

Havre de Grace is located in northeast Maryland at the mouth of the Susquehanna River on the northernmost reaches of the Chesapeake Bay. The City is centrally located between Wilmington, Delaware, which is forty miles to the northeast, and Baltimore, Maryland, which is thirty-five miles to the southwest. These cities are connected by US 40, which extends through the City, and the John F. Kennedy Memorial Highway (I-95), located just north and west of the City. Major rail lines traverse the immediate area, to include passenger service (Amtrak and MARC) and CSX freight.

Havre de Grace is located in the eastern corner of Harford County and constitutes one of the three municipalities in the County. Other municipalities include the City of Aberdeen, located three miles to the southwest, and Bel Air, the County seat, which is located thirteen miles west of the City. Northeast of Havre de Grace, across the Susquehanna River, is Perryville, which is a small community located in Cecil County. Havre de Grace is connected to Perryville and Cecil County by the Thomas J. Hatem Memorial Bridge and the Millard E. Tydings Memorial Bridge. The Pennsylvania border is twenty miles north of Havre de Grace, and the City is within an hour's drive of Lancaster, Chester, and York. Havre de Grace is forty minutes from Baltimore and Wilmington, seventy-five minutes from Philadelphia and ninety minutes from Washington D.C., making it very central to major international airports. Within a three hour radius of Havre de Grace are the great metropolitan areas of the Northeast Atlantic seaboard, including New York, which constitutes the largest regional concentration of people, urbanization, and economic activity in the United States.

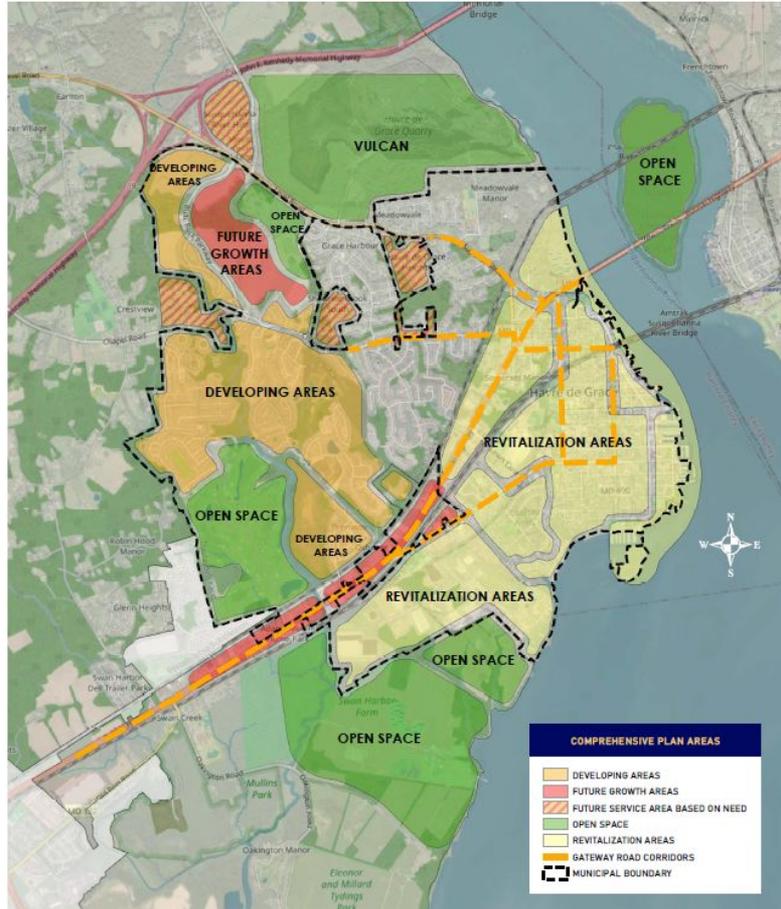


The Land Use Chapter

A Whole-City Plan



- Visions/Goals/Actions
- Land Use
- Sustainable Community
- Municipal Growth Element
- Regulatory Framework
- Economic Development
- Water Resources Element
- Housing Element
- Historic and Cultural Resources
- Multimodal Transportation
- Community Facilities
- Sensitive Areas, Environmental Resource Protection

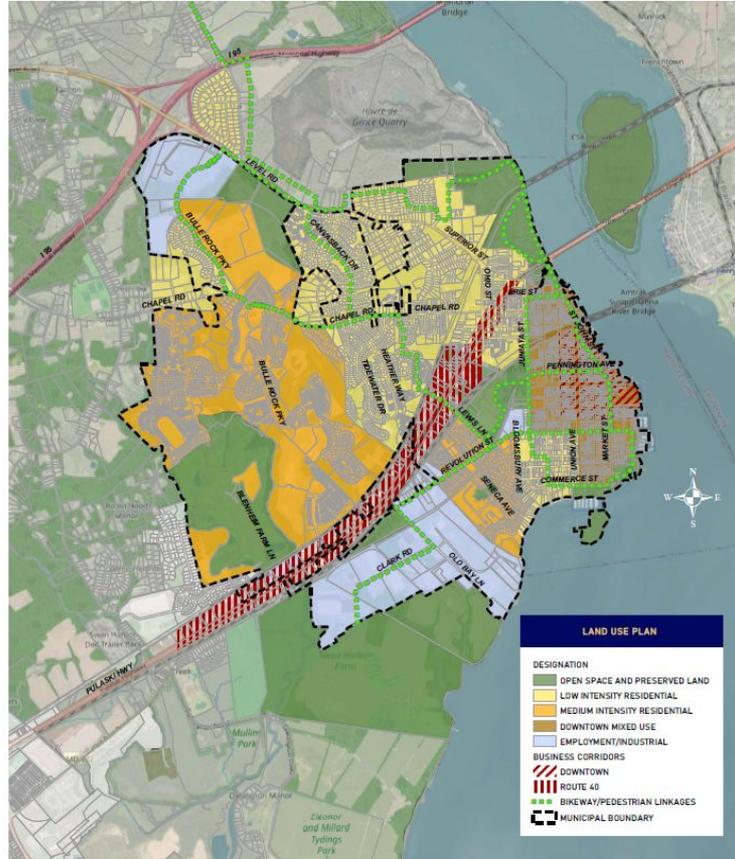


This map is similar to past Comprehensive Plan Maps

Not reinventing the wheel

Big picture

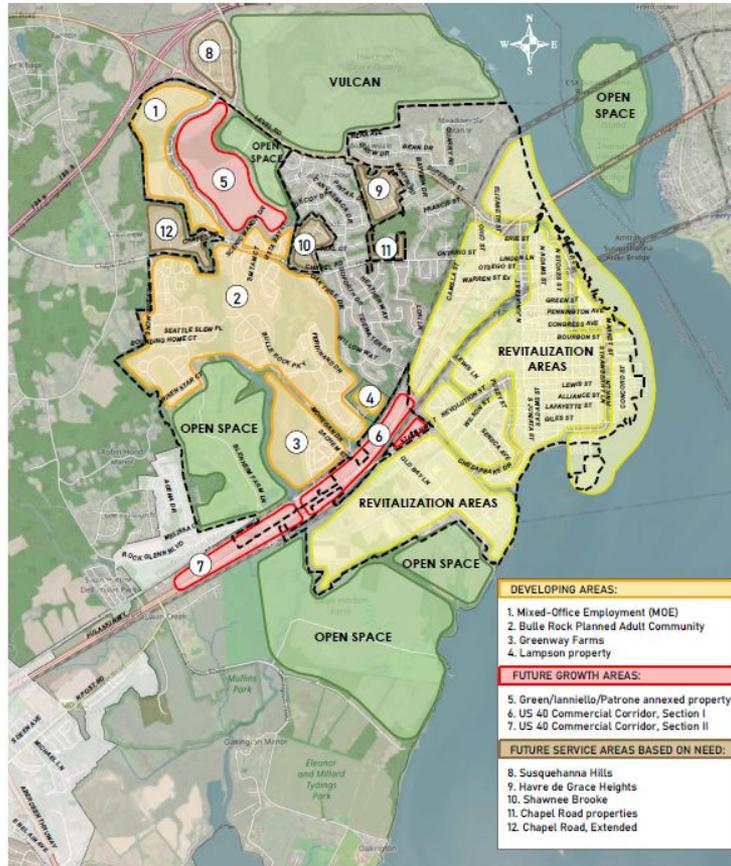
Relationships of the developing areas to the old town core



Land Use Intensities

Relate to Zoning

Connections to build on
(you will see connections as a common theme throughout the plan)



Plan Areas Labeled

- ❑ Developing Areas
- ❑ Future Growth Areas
- ❑ Future Service Areas based on Need
- ❑ Revitalization Areas
- ❑ Surrounding Open Space
- ❑ Quarry Operation

Numbered areas relate to a narrative in this chapter

Content of the Land Use Plan Chapter

- ❑ Focuses on the big picture
- ❑ Planning Areas/Developing Areas
- ❑ Relationships between developing areas
- ❑ Intensity of known and planned development
- ❑ Surrounding Open Space and Vulcan

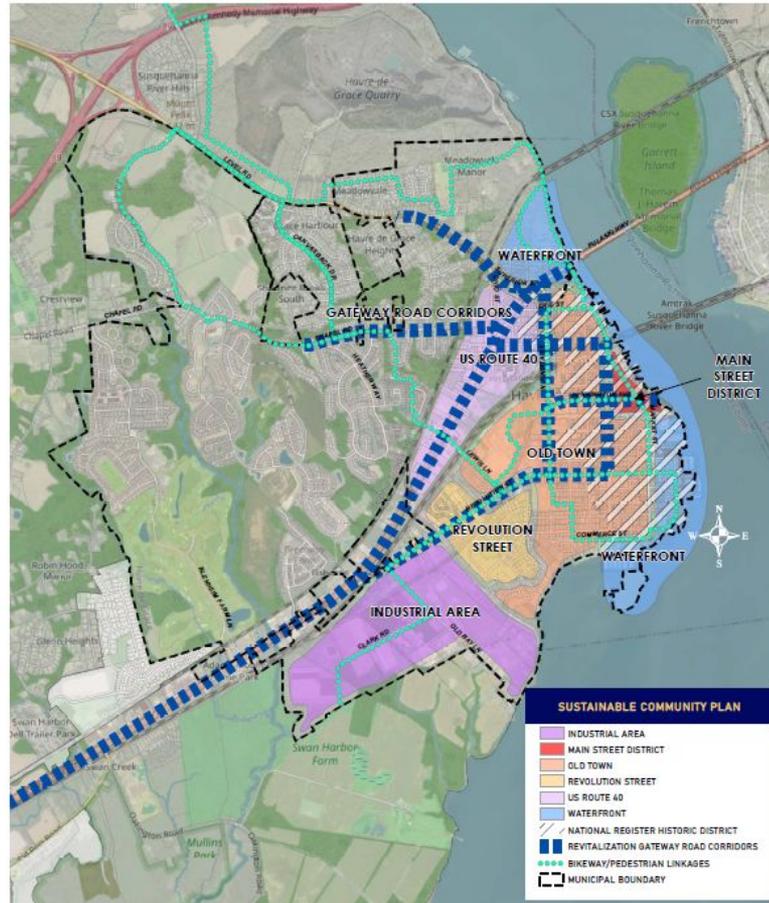
What we need from the Planning Commission for Land Use chapter:

- ❑ Big picture – does it set the stage?
- ❑ Growth Areas vs. Revitalization Areas – is this clear enough?
- ❑ Gateway/I-95 as a separate topic – what are your thoughts about this interchange land?
- ❑ Twelve (12) Planning Areas, do the narratives explain what they are relative to the three (3) maps?
- ❑ Need your input on Action Items
- ❑ Open Space/Vulcan quarry – what's around us described; context and opportunities
- ❑ Maps – do they work to tell the intended plan?

Next Up:

Sustainable Community

A Strategy for Revitalization



Revitalization Areas east of CSX

Identified Sustainable Community by the State of Maryland (renewed October 2022)

Grant funding for capital projects

Thank you!

